

LOT LINE ADJUSTMENT FOR JORDAN ROBISON

LOCATED IN SECTION 4, T2S, R3W, USM
DUCHEсне COUNTY, UTAH

ORIGINAL PARCEL 1:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 2 OF SECTION 4, T2S, R3W, USB&M. THENCE S00°37'42"W ALONG THE EAST LINE OF THE SAID WEST 1/2 OF LOT 2 1378.34 TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°40'50"W ALONG THE SAID SOUTH LINE OF LOT 2 547.56 FEET TO A NORTH-SOUTH RUNNING FENCE LINE; THENCE N00°03'00"W ALONG SAID FENCE LINE AND EXTENSION THEREOF 1383.26 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE N89°48'09"E ALONG THE SAID NORTH LINE OF LOT 2 563.88 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS THE NORTH LINE OF LOT 3 OF SAID SECTION WHICH WAS TAKEN FROM A PLAT ON RECORD AT THE DUCHEсне COUNTY SURVEYORS OFFICE FILE #1495 TO BEAR N89°56'00"E CONTAINS 17.615 ACRES MORE OR LESS. SUBJECT TO THAT PORTION BEING USED AS COUNTY ROAD RIGHT-OF-WAY.

ORIGINAL PARCEL 2:
TOWNSHIP 2 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN SECTION 4: BEGINNING AT A POINT ON THE NORTH SECTION LINE AND BEING NORTH 89°48'09" WEST 56.60 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SECTIONAL LOT 2); THENCE SOUTH 01°14'30" WEST 1372.79 FEET ALONG A FENCE LINE TO A FENCE CORNER, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°40'50" WEST 610.63 ALONG A FENCE LINE TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°37'42" EAST 1378.34 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF SAID NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°48'09" EAST 601.30 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 33 FOOT WIDE RIGHT OF WAY FOR THE COUNTY ROAD ALONG THE NORTH SIDE OF THE PROPERTY.

NEW PARCEL 1:
BEGINNING AT A POINT THAT IS S89°48'09"E 32.47 FEET FROM THE NORTHEAST CORNER OF THE WEST 1/2 OF LOT 2 OF SECTION 4, T2S, R3W, USB&M; THENCE S00°30'34"W 370.52 FEET ALONG A EXISTING FENCE LINE THE FOLLOWING TWO COURSES; THENCE S89°20'10"W 92.71 FEET; THENCE S00°02'51"E 1006.83 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S89°40'50"W ALONG THE SOUTH LINE OF SAID LOT 2 499.98 FEET TO A NORTH-SOUTH RUNNING FENCE LINE; THENCE N00°03'00"W ALONG SAID FENCE LINE AND EXTENSION THEREOF 1383.26 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE S89°48'09"E ALONG THE SAID NORTH LINE OF LOT 2 563.88 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 16.66 ACRES MORE OR LESS. SUBJECT TO A 33 FOOT WIDE RIGHT OF WAY FOR THE COUNTY ROAD ALONG THE NORTH SIDE OF THE PROPERTY. ALSO SUBJECT TO A 10 FOOT IRRIGATION LINE RIGHT-OF-WAY WHICH CENTER LINE IS DESCRIBED AS BEGINNING AT A POINT THAT IS S58°35'59"W 88.20 FEET FROM THE NORTHEAST CORNER OF WEST 1/2 OF LOT 2 OF SECTION 4, T2S, R3W, USB&M; THENCE S02°14'25"E 161.15 FEET; THENCE S07°53'26"E 166.08 FEET MORE OR LESS TO THE LOT LINE OF PARCEL 2. SUBJECT TO A 33 FOOT WIDE RIGHT OF WAY FOR THE COUNTY ROAD ALONG THE NORTH SIDE OF THE PROPERTY.

NEW PARCEL 2:
BEGINNING AT A POINT ON THE NORTH SECTION LINE THAT IS N89°48'09"W 56.60 FEET FROM THE NORTH EAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (LOT 2), SECTION 4, T2S, R3W, USB&M; THENCE S00°14'30"W 1372.79 FEET ALONG A FENCE LINE TO A FENCE CORNER, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 2; THENCE S89°40'49"W ALONG SAID SOUTH LINE OF LOT 2 658.21 FEET TO A NORTH-SOUTH FENCE LINE; THENCE N00°02'51"W 1006.83 FEET ALONG SAID FENCE LINE AND EXTENSION THE FOLLOWING CALLS; THENCE N89°20'10"E 92.71 FEET; THENCE N00°30'34"E 370.52 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE S89°48'09"E ALONG SAID NORTH LINE OF LOT 2 568.83 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 20.09 ACRES. SUBJECT TO A 33 FOOT WIDE RIGHT OF WAY FOR THE COUNTY ROAD ALONG THE NORTH SIDE OF THE PROPERTY

SURVEYOR NOTES:
WE STAKED THE LOCATION OF CORNERS FOR THE LINE BETWEEN NEW PARCEL 1 AND 2. WE DID NOT STAKE THE REMAINING BOUNDARY OF ORIGINAL 1 AND 2.

NARRATIVE:
WE WERE ASKED TO CREATE A LOT LINE ADJUSTMENT FOR JORDAN ROBISON AND HAL RICHINS.

BASIS OF BEARING:
BASIS OF BEARING IS THE NORTH SECTION LINE OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 3 WEST, USB&M WHICH WAS TAKEN FROM TWO PLATS ON RECORD AT THE DUCHEсне COUNTY'S RECORDERS OFFICE ENTRY NUMBERS 474189, AND 472944 TO BEAR S89°48'09"E

OWNER'S CERTIFICATION
WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THIS PARCEL AND THAT WE HAVE THE AUTHORITY TO CAUSE THIS PROPERTY LINES TO BE ADJUSTED AS SHOWN HEREIN. WE DO HEREBY CERTIFY THAT WE HAVE CAUSED THE PROPERTY LINES TO BE ADJUSTED AS SHOWN HEREIN.

OWNER _____
NOTARY:
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____,
201_____, _____ AND _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATION
WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THIS PARCEL AND THAT WE HAVE THE AUTHORITY TO CAUSE THIS PROPERTY LINES TO BE ADJUSTED AS SHOWN HEREIN. WE DO HEREBY CERTIFY THAT WE HAVE CAUSED THE PROPERTY LINES TO BE ADJUSTED AS SHOWN HEREIN.

OWNER _____
NOTARY:
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____,
201_____, _____ AND _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

COUNTY PLANNER APPROVAL
I HEREBY CERTIFY THAT I HAVE CAREFULLY REVIEWED THIS PROPOSED PLAT, AND HEREBY APPROVE THE SAID PLAT.
THIS _____ DAY OF _____ 201_____.

COUNTY PLANNER

COUNTY TREASURER'S APPROVAL
I HEREBY CERTIFY THAT AT THE TIME OF SIGNING THE PLATED PROPERTY IS CLEAR OF ALL TAXES.
THIS _____ DAY OF _____ 201_____. BY THE COUNTY TREASURER.

TREASURER

COUNTY RECORDER CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT WAS FILED PROPERLY IN THE COUNTY RECORDS OFFICE.
THIS _____ DAY OF _____ 201_____.
BOOK _____ PAGE _____ ENTRY # _____

COUNTY RECORDER

ROCKY MOUNTAIN SURVEYORS INC.
2745 NORTH 2500 WEST
VERNAL, UTAH 84078
(435) 789-6152

CLIENT: JORDAN ROBISON
FIELD DATE: 6-7-2019
CREW: PD
DRAWN: PD
CHECKED: ND

